



AGENDA
SCOTTSDALE PLANNING COMMISSION
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
FEBRUARY 11, 2003
5:00 P.M.

ROLL CALL

MINUTES REVIEW AND APPROVAL

1. December 11, 2002
2. December 18, 2002
3. January 22, 2003

INITIATION

4. **47-PA-2003 (Downtown Overlay and Related Issue Text Amendment)** request by City of Scottsdale, applicant, to initiate a text amendment to create a Downtown Overlay and to address issues related to live entertainment and drive through establishments. **Staff Contact is Jerry Stabley, 480-312-7872.**

CONTINUANCES

5. **16-UP-1997#2** (Danny's Car Wash - Shea) request by Deutsch Associates, applicant, Pinnacle & Pima LLC, owner, to amend an existing use permit for an automated carwash on a 2.5+/- acre parcel located at 7373 E Shea Boulevard with Central Business District (C-2) zoning. **Continued to March 25, 2003.**
6. **17-UP-1997#2** (Danny's Car Wash - Shea) request by Deutsch Associates, applicant, Pinnacle & Pima LLC, owner, to amend an existing use permit for a service station on a 2.5+/- acre parcel located at 7373 E Shea Boulevard with Central Business District (C-2) zoning. **Continued to March 25, 2003.**
7. **11-AB-2002** (Pueblo PoQuito Abandonment) request by Earl Curley & Lagarde PC, applicant, Multiple owners, for an abandonment of a 10 feet wide public right-of-way located along the north side of Mountain View Road and a 18 feet wide General Land Office patent roadway located along the west side of 123rd Street. **Continued to February 26, 2003.**

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EXPEDITED AGENDA

8. 28-UP-2002 (Alltel Communications At Troon North) request by Campbell A & Z LLC, applicant, Desert Crown III Homeowners Association, owner, for a conditional use permit for a Personal wireless service facility in a small portion of Tract A within the Desert Crown III subdivision which is located at the northeast corner of Dynamite Blvd and N 114th Street with Single Family Residential, Environmentally Sensitive District (R1-18, ESL) zoning. Staff contact person is Bill Verschuren, 480-312-7734. **Applicant contact person is Michael Campbell, 602-616-8396.**

Comments: This request is for use permit to allow a wireless communications facility inside a stealth saguaro cactus.

9. 29-UP-2002 (Edufit) request by Titus, Brueckner & Berry, PC, applicant, Lamb 4PS LLC, owner, for a conditional use permit for a health studio within one suite of the existing shopping center located at the northeast corner of Scottsdale Road and Pinnacle Peak Road (23425 N Scottsdale Road) with Central Business District (C-2) zoning. Staff contact person is Bill Verschuren, 480-312-7734. **Applicant contact person is Matthew Levine, 480-483-9600.**

Comments: This request is for a health studio.

REGULAR AGENDA

10. 29-ZN-2000#2 (Whisper Rock) request by Tornow Design Associates, applicant, C.T.A.J. Investments, LLC, owner, to rezone from Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4R ESL), Single Family Residential, Environmentally Sensitive Lands (R1-43 ESL), Single Family Residential, Environmentally Sensitive Lands (R1-130 ESL) to Resort/Townhouse Residential, Environmentally Sensitive Lands, Planned Community District (R-4R, ESL, PCD), Single Family Residential, Environmentally Sensitive Lands, Planned Community District (R1-43, ESL, PCD), Single Family Residential, Environmentally Sensitive Lands, Planned Community District (R1-130, ESL, PCD) and to amend development standards of the Resort/Townhouse Residential (R-4R) district and to revise the approved Development Agreement on a 400 +/- acre parcel located near Hayden Road and Ashler Hills Road (extended). Staff contact person is Kira Wauwie AICP, 480-312-7061. **Applicant contact person is Roger Tornow, 480-607-5090.**

Comments: This request is for revisions to the approved golf club member cottages planning area.

11. 4-UP-1999#3 (Whisper Rock) request by Tornow Design Associates, applicant, C.T.A.J. Investments, LLC, owner, for a 20-acre expansion to an approved conditional use permit for a golf course on a 400+/- acre parcel located near Hayden Road and Ashler Hills Road (extended). Staff contact person is Kira Wauwie AICP, 480-312-7061. **Applicant contact person is Roger Tornow, 480-607-5090.**

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Comments: This request is for an expansion of the golf course to include additional land area (+/-9.5 acres).

12. 25-ZN-2002 (Foothills Overlay) request by City of Scottsdale, applicant, to apply Foothills Overlay (FO) zoning for 10+/- square miles known as the Desert Foothills area, generally located between 56th and 96th Streets, from Happy Valley to Ashler Hills Roads. Staff contact person is Jerry Stabley, 480-312-7872. **Applicant contact person is Kira Wauwie, 480-312-7061.**

Comments: This request will add the Foothills Overlay to the existing zoning on the subject properties to protect the rural character of the area.

WRITTEN COMMUNICATION

ADJOURNMENT

David Gulino, Chairman
Charles Lotzar, Vice Chairman
Tony Nelssen
James Heitel

Steve Steinberg
Kevin Osterman
Kay Henry

For additional information click on the link to 'Projects in the Public Hearing Process' at:
<http://www.ScottsdaleAZ.gov/projects>.



Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 480-312-2412. Requests should be made as early as possible to allow time to arrange accommodation.